



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the July 5, 2023, APC Meeting

Presented for approval: July 17, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Wednesday, July 5, 2023, at Westfield City Hall.

Active links for this meeting:

[July 5, 2023 APC Agenda & Exhibits](#)

[July 5, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:14](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Mike Johns, Ginny Kelleher, and Andre Maue.

Commissioners Present Virtually: Victor McCarty.

Commissioners Absent: Dave Schmitz and Cindy Spoljaric.

City Staff Present In-Person: Caleb Ernest, Senior Planner, and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Deck motioned to approve the June 19, 2023 APC Minutes as written.

Maue seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2212-DDP-45

[YouTube Time: 5:07](#)

Animal Eye Clinic

4750 Killarney Drive

JMRE Properties, LLC by Keeler-Webb Associates request Detailed Development Plan approval for a 7,564 SF veterinary clinic building on 0.89 acres +/- in the Bridgewater PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Kelleher seconded. Motion passed. Vote 7-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

APC Minutes for July 5, 2023 Page 1 of 4

ITEMS OF BUSINESS

[YouTube Time: 6:27](#)

2212-DDP-20

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation / APC Comments & Questions / Petitioner & Staff responses.

Deck motioned to forward 2212-DDP-20 to the City Council with a favorable recommendation.

Kelleher seconded. Motion passed. Vote 6-1. (Johns: nay)

PUBLIC HEARING ITEMS

2307-PUD-08 [PUBLIC HEARING]

[YouTube Time: 43:53](#)

Bonterra PUD Amendment I

Generally, about 500 feet East of the intersection at SR 32 & Shady Nook Rd.

Hartman Capital LLC requests an amendment to the Bonterra PUD to amend the permitted uses on 2.59 acres +/- of the Real Estate.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov / Presented by Weston Rogers - wroger@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2307-PUD-08 opened at 7:50 p.m.

- No public comments.

Public Hearing for 2307-PUD-08 closed at 7:52 p.m.

APC questions and comments / Petitioner response.

Maue motioned to waive the Workshop requirement for 2307-PUD-08.

Johns seconded. Motion passed. Vote 7-0.

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Rd. & W 156th St.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

REPORTS/COMMENTS:

[YouTube Time: 1:06:26](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. Burkman seconded. Motion passed. Vote 7-0.
The meeting adjourned at 8:09 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for July 5, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary